

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** C14H-2010-0027

**HLC DATE:**

July 26, 2010

**PC DATE:**

**APPLICANT:** Laura Smith, owner

**HISTORIC NAME:** Edgar and Mattie Blum House

**WATERSHED:** Town Lake

**ADDRESS OF PROPOSED ZONING CHANGE:** 615 W. Mary Street

**ZONING FROM:** SF-3-NP to SF-3-H-NP

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change from family residence – neighborhood plan (SF-3-NP) combining district to family residence – historic landmark – neighborhood plan (SF-3-H-NP) combining district zoning.

**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

The ca. 1894 house was moved from 1312 S. 1<sup>st</sup> Street when it was threatened with demolition in 1998. It is significant in the areas of architecture and history being an intact example of a vernacular Victorian wing-and-gable plan house with associations with Edgar and Mattie Blum, who operated a mom-and-pop grocery store for many years on S. 1<sup>st</sup> Street next to this house and who represent the historical development of S. 1<sup>st</sup> Street, which had a number of small family-owned groceries in its heyday in the 1920s and 1930s.

**HISTORIC LANDMARK COMMISSION ACTION:**

**PLANNING COMMISSION ACTION:**

**DEPARTMENT COMMENTS:** The house is beyond the bounds of the Comprehensive Cultural Resources Survey (1984).

**CITY COUNCIL DATE:**

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Steve Sadowsky

**PHONE:** 974-6454

**NEIGHBORHOOD ORGANIZATION:** Bouldin Creek Neighborhood Association

**BASIS FOR RECOMMENDATION:**

**Architecture:**

One-story wing-and-gable plan vernacular Victorian frame house with a partial-width independent porch on plain square wood posts and a plain vertical picket railing.

**Historical Associations:**

The house was originally located at 1312 S. 1<sup>st</sup> Street, on the west side of the street between Gibson and Elizabeth Streets (now the site of a condominium project). This area was originally part of the James E. Bouldin Estate; the Bouldin home was at the current site of Becker Elementary School, but was razed many years ago. The Bouldin family heirs eventually sold off most of their land, including the area facing S. 1<sup>st</sup> Street between Gibson and Elizabeth Streets. David W. Bouldin, the son of Col. James E. Bouldin, managed the family property

after Col. James E. Bouldin died in 1876. In 1893, David W. Bouldin sold the original site of this house to Arthur J. Terrell, a grandson of Col. Bouldin. Arthur Terrell is not listed in the 1893-94 city directory, but is listed in the 1895-96 directory as living on the north side of W. Elizabeth Street, 3 blocks west of Newton Street, which would be the general vicinity of the original site of this house, and corresponds to the ownership records of the property. Terrell sold the property in 1895 to Winston D. Miller and his wife, Mildred. The Millers never lived in the house; he first appears in the 1898-99 directory as a dairyman living at the northwest corner of 1<sup>st</sup> and James in the Bouldin Addition. The 1897-98 city directory also places Arthur Terrell in a rooming house at 106 E. 2<sup>nd</sup>; he was working as a clerk, so it is clear that he had moved from South Austin by that time. However, it is not clear who was living in this house between 1897 and 1905. Terrell does not appear in the directories after 1898-99, when he was living at the Capitol Hotel and working as a clerk. Miller is listed as a dairyman living at 1<sup>st</sup> and James Streets until 1905, when his dairy is listed as being at Wilson and Crockett Streets.

The 1905 city directory is the first which has a cross-reference for addresses, but the addresses in South Austin did not have house numbers. The directory does list cross streets, but due to the dog-leg of Elizabeth Street as it crossed S. 1<sup>st</sup>, it is difficult to determine who lived in this house. Herman L. Achilles, who operated a feed and grocery store at S 1<sup>st</sup> and Elizabeth, apparently lived south of Elizabeth Street on the west side of S. 1<sup>st</sup>, while Dowie Kitchen, a carpenter, may have lived in this house in 1905. He is also listed on the north side of Elizabeth Street on S. 1<sup>st</sup> Street and above the listing for Achilles. What is clear is that while the Millers owned the property, from 1895 to 1911, the house was a rental unit. The first city directory which lists the address of 1312 S. 1<sup>st</sup> Street is 1910-11, and lists Mrs. Margaret M. Britt, a widow, at this address. Mrs. Britt had no occupation listed. J.T. Parker purchased the property from the Millers in 1911, but it does not appear that he ever lived on the property either. City directories show William D. Chunn, a clerk at Scott Cabaniss' grocery and feed store at 207 Congress Avenue, as the occupant through 1914. Ralph A. Chunn is shown as the occupant of the house in the 1916 city directory, which is also the first time that the store building which used to be at 1314 S. 1<sup>st</sup> Street is listed. Chunn operated a grocery store in the wood-frame building just south of the original site of this house. Ralph and Myrtle Chunn, along with Mrs. Augusta Ann Cox, a Georgia-born widow, purchased the property from J.T. Parker in 1917; Mrs. Cox is listed as the owner and occupant in the directories of 1918 and 1920; she operated a grocery store at 1314 S. 1<sup>st</sup> Street. Mrs. Cox apparently fell behind in her mortgage; James E. Bouldin II foreclosed on the property in 1920. From 1920 through 1929, the house was again a rental, the renters from 1927 to 1930 being Edgar and Mattie Blum.

Edgar L. and Mattie Blum appear in the 1930 U.S. Census as renters of 1312 S. 1<sup>st</sup> Street; deed records indicate that they purchased the property in 1930. The census reports shows E.L. Blum as a 44-year old native Texan who is listed as the owner and manager of a grocery store. Mattie Blum was 37 and had been born in Texas. They had two children, Dorothy, 16, and William 14. Both children had been born in Texas as well. City directories show that E.L. Blum also had a barber shop on Congress Avenue in the late 1920s and early 1930s in addition to the grocery store next door to their house. The Blums maintained their grocery business on S. 1<sup>st</sup> Street until 1965; they were one of the last mom-and-pop businesses left on what had been a street full of small groceries. In an article on the closing of their store in the *American-Statesman*, the Blums related that they began to lose their business around 1961 when S. 1<sup>st</sup> Street was paved and people began going to shopping centers rather than shopping in the neighborhood. Edgar Blum died in 1968; Mattie Blum continued to live in the house until her death in 1976. Their daughter, Dorothy, who had married Doyle O'Brien, moved into the house after her mother passed away. Dorothy had worked as a deputy assessor for Travis County. She sold the house in 1983, and the house became a rental property again. In 1996, the First Citizens Bank of Tyler purchased the property, and in 1998, the bank sought demolition of this house and another small house to the north, both of which had been boarded up and subject to

vandalism. The case went before the Historic Landmark Commission, and a purchaser of the house moved it to its current location at the corner of S. 2<sup>nd</sup> and West Mary Streets pursuant to a Certificate of Appropriateness. File notes indicate that the house would be designated as a historic landmark at that time, but the designation was never realized. The house was restored at its new site. The current owner, Laura Smith, purchased the house in 2005.

**PARCEL NO.:** 04010211010000

**LEGAL DESCRIPTION:** Lot 8, Block E, James E. Bouldin Addition

**ESTIMATED ANNUAL TAX ABATEMENT:** \$3,965 (owner-occupied); city portion: \$1,086.

**APPRAISED VALUE:** \$377,780

**PRESENT USE:** Residence

**CONDITION:** Excellent

**PRESENT OWNERS:**

Laura Raines Smith  
615 W. Mary Street  
Austin, Texas 78704

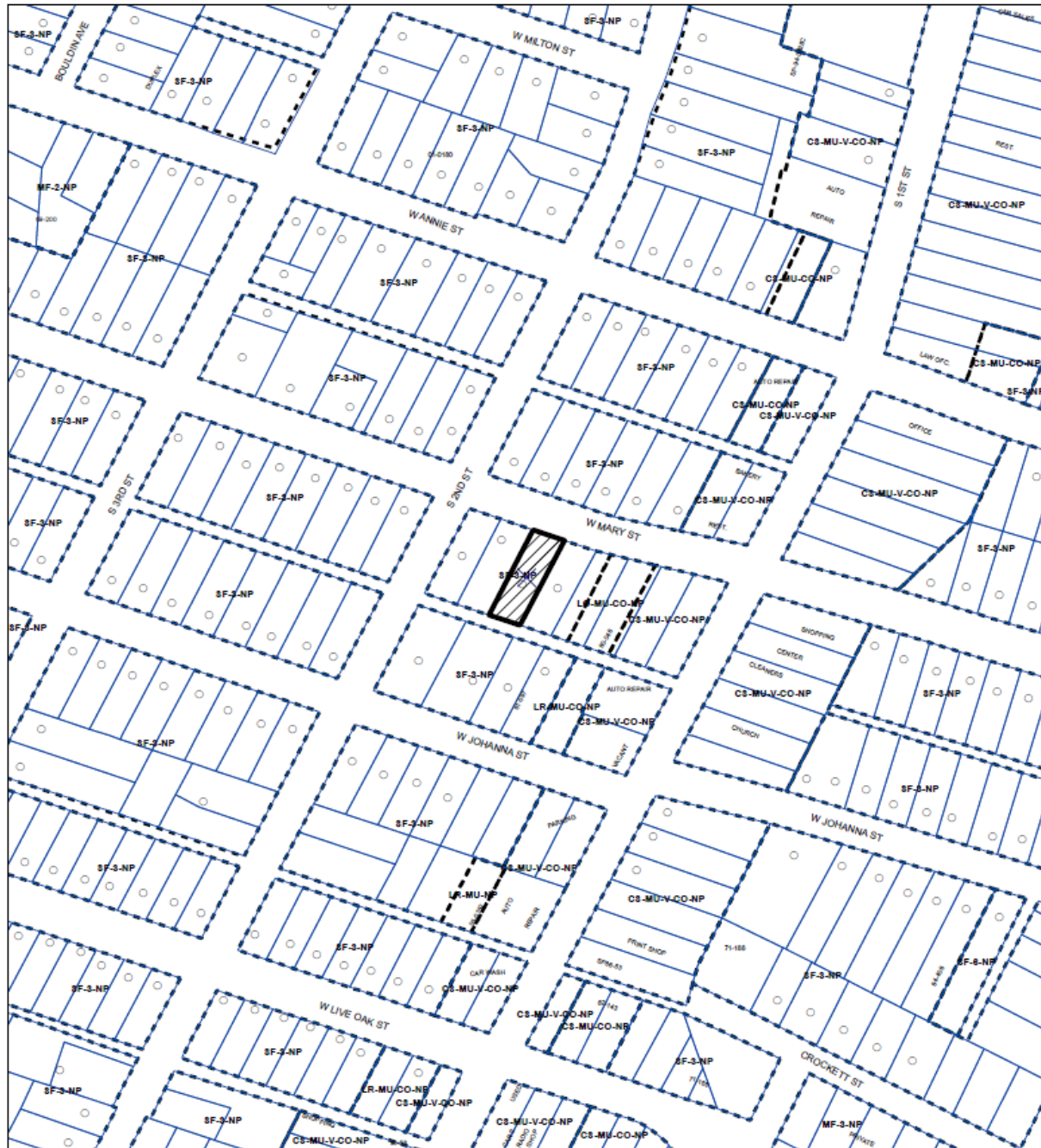
**DATE BUILT:** ca. 1894




**ALTERATIONS/ADDITIONS:** None.

**ORIGINAL OWNER(S):** Arthur J. Terrell (1894)

**OTHER HISTORICAL DESIGNATIONS:** None.

## LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**HISTORIC ZONING**

ZONING CASE#: C14H-2010-0027  
 LOCATION: 615 W MARY ST  
 GRID: H20  
 MANAGER: STEVE SADOWSKY



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

615 W. Mary Street  
ca. 1894



OCCUPANCY HISTORY  
615 W. Mary Street  
(Moved from 1312 S. 1<sup>st</sup> Street in 1998)

City Directory Research, Austin History Center  
By City Historic Preservation Office  
July, 2010

1992	Michael W. Priest, renter Commercial artist
1985-86	Sebastian Rodriguez, renter No occupation listed NOTE: The directory indicates that Sebastian Rodriguez was a new resident at this address.
1980	Dorothy O'Brien, owner Retired
1976	Dorothy O'Brien, (not listed as owner) Deputy County Assessor



1972	Mattie L. Blum, owner Widow, Edgar L. Blum Retired
1967	Edgar L. and Mattie L. Blum, owners Retired
1963	Edgar L. and Mattie L. Blum, owners Proprietor, E.L. Blum Grocery Store, 1314 S. 1 <sup>st</sup> Street.
1958	Edgar L. and Mattie L. Blum, owners Proprietor, E.L. Blum Grocery Store, 1314 S. 1 <sup>st</sup> Street.
1953	Edgar L. and Mattie L. Blum, owners Proprietor, E.L. Blum Grocery Store, 1314 S. 1 <sup>st</sup> Street.
1949	Edgar L. and Mattie L. Blum, owners Proprietor, E.L. Blum Grocery Store, 1314 S. 1 <sup>st</sup> Street.
1947	Vacant NOTE: Edgar L. and Mattie L. Blum are listed as living at the grocery store, 1314 S. 1 <sup>st</sup> Street.
1944-45	Doyle L. and Dorothy O'Brien, renters Mechanic NOTE: E.L. and Mattie Blum lived and had their grocery store next door at 1314 S. 1 <sup>st</sup> Street.
1941	Doyle L. and Dorothy O'Brien, renters Doyle: Employed by Smith Motors, Lincoln-Zephyr and Mercury cars, 201 Colorado Street. Dorothy: Office secretary, Al DeViney Insurance, 610 Lavaca Street.
1939	Edgar L. and Mattie Blum, owners Edgar: Proprietor, Central Barber Shop, 215 Congress Avenue. Mattie: Proprietor, grocery store, 1314 S. 1 <sup>st</sup> Street.
1937	Edgar L. and Mattie L. Blum, owners Edgar: Proprietor, Central Barber Shop, 215 Congress Avenue. Mattie: Proprietor, grocery store, 1314 S. 1 <sup>st</sup> Street.
1935	Edgar L. and Mattie L. Blum, owners Edgar: Proprietor, Central Barber Shop, 215 Congress Avenue. Mattie: Proprietor, E.L. Blum Grocery, 1314 S. 1 <sup>st</sup> Street.
1932-33	Edgar L. and Mattie L. Blum, owners Edgar: Barber, 215 Congress Avenue Mattie: Proprietor, E.L. Blum Grocery, 1314 S. 1 <sup>st</sup> Street.
1930-31	Edgar L. and Mattie L. Blum, owners Edgar: Barber, 215 Congress Avenue Mattie: Proprietor, E.L. Blum Grocery, 1314 S. 1 <sup>st</sup> Street.
1929	Edgar L. and Mattie L. Blum, renters

Proprietor, E.L. Blum Grocery and Barber Shop, 1314 S. 1<sup>st</sup> Street.

- 1927 Edgar L. and Mattie L. Blum, renters  
Barber, 116 ½ Congress Avenue, and proprietor, grocery store, 1314 S. 1<sup>st</sup> Street.
- 1924 Clyde and Minnie Ross, renters  
No occupation listed  
NOTE: Edgar and Mattie Blum are not listed in the directory.  
NOTE: The address of 1314 S. 1<sup>st</sup> Street is not listed in the directory.
- 1922 Thomas R. and Lizzie Shugart, renters  
Grademan, City of Austin
- 1920 Mrs. Augusta A. Cox, owner  
Widow, Francis M. Cox  
No occupation listed
- 1918 Mrs. Augusta A. Cox Grocery Store  
Mrs. Augusta A. Cox, proprietor  
NOTE: Mrs. Cox lived at 1308 S. 1<sup>st</sup> Street.
- 1916 Ralph A. Chunn  
Proprietor, grocery store, 1314 S. 1<sup>st</sup> Street.
- 1914 William D. Chunn  
Clerk, Scott Cabaniss Grocery and Feed, 207 Congress Avenue.
- 1912-13 William D. Chunn  
Clerk, Scott Cabaniss Grocery and Feed, 207 Congress Avenue.
- 1910-11 Margaret M. Britt  
Widow, John Britt  
No occupation listed  
NOTE: William D. Chunn is not listed in the directory.  
NOTE: This is the first directory to list a house number with the street address.  
NOTE: In the 1909-10 city directory, Mrs. Britt is listed as living at the northwest corner of S. 1<sup>st</sup> and Gibson Streets, which is a block north of the original site of this house. Mrs. Britt does not appear in the 1910 U.S. Census report.

NOTE: It is unclear who occupied the house between 1895 and 1910. The house was owned by W.D. Miller, Jr., a dairy operator who lived at the northwest corner of S. 1<sup>st</sup> and James Streets, and this house was used as a rental property but because city directories of the period did not list house numbers, it is difficult to determine who the occupants were. The 1895-96 city directory shows Arthur Terrell living on the north side of W. Elizabeth Street, 3 blocks west of Newton Street; he also owned the property from 1893 to 1895, then sold it to Miller.

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

## PERMIT FOR WATER SERVICE

AUSTIN, TEXAS No. 7877 *A11*

M. *1312 S. 1st St* Address *1312 S. 1st St*

Plumber *Ja. Caplan* Size of Tap *3/4"* Date *7-24-34*

**Foreman's Report**

Date of Connection *8-28-34*

Size of Tap Made *3/4"*

Size Service Made *3/4"*

Size Main Tapped *6"*

From Front Prop. Line to Curb Cock *12'*

From Prop. Line to Curb Cock *12'*

Location of Meter *East Side*

Type of Box *6" E.L. Box*

Depth of Main in St. *2'*

Depth of Service Line *2'*

From Curb Cock to Tap on Main *9'*

Checked by Engr. Dept. *7-14-34 W.H.D.*

**INDEXED** *11-7-41 W.P.*

No. Fittings		Size	
Curb Cock			
Elbow			
St. Elbow			
Bushing			
Reducer			
Pipe			
Lead Comp.			
Nipples			
Union			
Plug			
Te			
Stop			
Box			
Lid			
Valves			
Req. No.			

Foreman's Signature

Permit for water service for the house when it was still located at 1312 S. 1<sup>st</sup> Street (1934)

E. L. Blum 1312 South 1st. St.

117 E.L.Blum Tract

unplatted

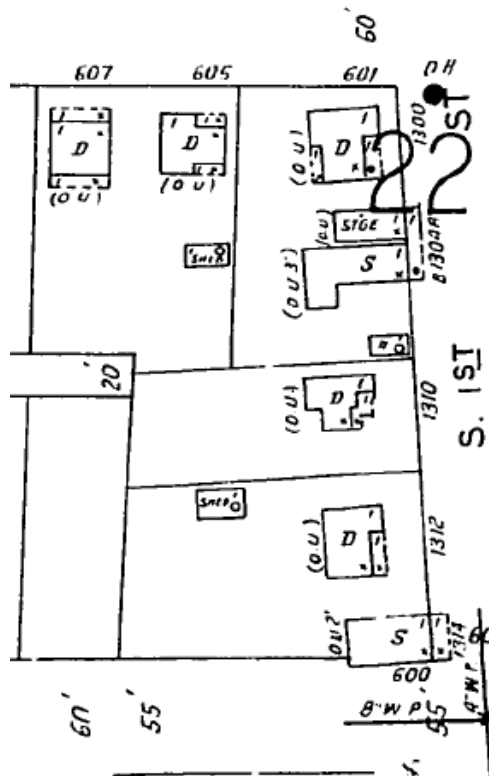
Repair Fire Damage

676783 10/7/57 400.00

K.G.Const. Co.

Repair roof-repaint-repair kitchen

Building permit to E.L. Blum to repair fire damage (1957)



The 1935 Sanborn map is the first to show this area of the city and shows the house at 1312 S. 1<sup>st</sup> Street (second building in from the bottom) and the store at 1314 S. 1<sup>st</sup> Street (at the bottom)



right of the map (corner Elizabeth Street). The 1962 Sanborn map shows the same configuration of buildings.

### EDGAR L. BLUM

Edgar L. Blum, 83, of 1312 South First Street, died Sunday in a local hospital. He was a member of the Methodist Church and had lived in Austin and Travis County for the past forty-four years.

Survivors include his widow, Mrs. Mattie Blum, Austin; a daughter, Mrs. Dorothy O'Brien, Austin; a son, William E. Blum, Austin; eight grandchildren; two great-grandchildren.

Funeral will be Monday at 2 p.m. in the Wilke-Clay Funeral Home chapel with Rev. A. D. Eberhart officiating.

Obituary of Edgar L. Blum  
Austin American, August 26, 1968

**BLUM, Mrs. Mattie, 83, Se**  
1312 S. First St., died Fri-  
day. Services 2 p.m. Mon-  
day at Wilke-Clay Funeral  
Home. Survivors: daughter,  
Mrs. Dorothy O'Brien of A  
Austin; son, William E. v  
Blum of Manchaca; eight s  
grandchildren; 11 great-  
grandchildren. 7

Obituary of Mattie Blum  
Austin American-Statesman, May 23, 1976

# As Progress Comes The Old Store Closes

By GREG LIPSCOMB  
Staff Writer

The old man looked for the last time at the sagging wooden door.

For 40 years now, he had unfurled it at dawn and closed it

each dusk. Friday he bolted it shut forever.

The zest of progress, with its concrete byways zipping toward mammoth suburban supermarkets, with its insatiable American appetite for new products and complete shopping

cities under a single roof, had caused his small corner grocery store slowly to dwindle into a deficit.

E. L. Blum and his wife Mattie have spent 138,000 hours in their pine-frame structure at 1314 South First. They have supported themselves, raised two children, and endured the economic shocks of several wars, recessions and a depression.

But progress was too much for them. Ever since South First was paved in 1941, for which Blum was assessed \$1,500, people ceased to stop. Instead traffic continued on to the flowering shopping centers, with their ample parking space and beautiful horns of plenty.

"We're not bitter; just sad. But I suppose we're ready to quit anyway," Blum said, the smoke from his well-chewed cigar circling around his crumpled two-gallon stetson.

Blum is 81; his wife 73.

"We are thankful to a lot of people who have done business with us. Of course, we're not so thankful to the ones who still owe us money," Blum said.

"But we've forgotten all of that," his wife interjected.

Bills totaling some \$2,000 and going back to the 1920s are still owed the Blums.

"How can you ask grown children to pay the bill of their long-dead father who purchased a slab of bacon in 1927 for \$35, now selling for \$4?" Blum asked.

The store has undergone little change through the years. The old oak tree growing into the foundation in front has acquired a few more cigarette signs, but that is all. The thick bronze scales inside, with their leafy grill work, have given the correct weight for three score years and still earn the Department of Agriculture stamp of approval. Kerosene lanterns are used when the single-coiled 60 watt bulbs that hang from the sagging ceiling burn out.

The old ice box, with its 100-pound blocks of ice, has been replaced by a meat counter. But even the counter is 20 years old. It still displays dry salt loaves.

"We still sell kerosene oil," Blum said, pointing with wrinkled but still firm hand to a large tin container with a pump on top.

"People in this neighborhood use it for cooking and lighting," he said.

"And we have penny cookies," his wife added.

But there have been some



MR. AND MRS. BLUM WORK ON THE LAST DAY  
Both spent 138,000 hours operating their small store

changes, namely in prices and types of merchandise. The 100-pound sacks of sugar are gone, as are the 25 cents a dozen eggs. Once a general store, its shelves are laden now only sparsely with a few dusty boxes and cans of every day staples.

"During World War II, the ration board limited my store to two pounds of sugar and two cartons of cigarettes a week. Times were rough then," said Blum.

The store has seen other rough times, with several fires and robberies, including one thief who came up through the floor.

The Blums live next to their store in a small four-room house garnished with flowers, dogs, chickens and old oak trees.

They have two children, Mrs. Dorothy O'Brien and William E. Blum, both of Austin, eight grandchildren and two great-grandchildren.

"And what will they do now?" "Oh, I suppose I'll take Mattie fishing. We don't particularly want to travel. I haven't left the state since 1903 and Mattie has never been further than Big Spring. We're satisfied here," Blum said.

"Besides, we've not much

money. All we have is time," his wife added.

Somehow the old man could not grasp the passing of the years. He could not remember distinctly the brown-faced little girl whose child now comes to buy candy, or the frail elderly woman whose credit had stretched simply

too far. Nor could he particularly remember the days of hunger and days of plenty. The crash of 1929, the war announcements, Roosevelt's death — only a blur, like the ceaseless change of seasons that his small wooden store had withstood so well and seemed to laugh at for 40 years.

His hair had turned white with time as the sparkle in his steel blue eyes had become a dusty grey—but he had not really noticed.

In fact, he could remember nothing, except that he was tired and it had been a long night into day. There was only now, and now was not very long with him. Somehow the store had endured better than he.

The old man walked over to the window and glanced at the clouds that hung heavily like a thick blanket of inverted grey snow.

His eyes then took in two antique stores he had put months before in a misty corner. He wondered if he should fix them up for the coming winter.

But then, there was no reason. They would not be used this winter.

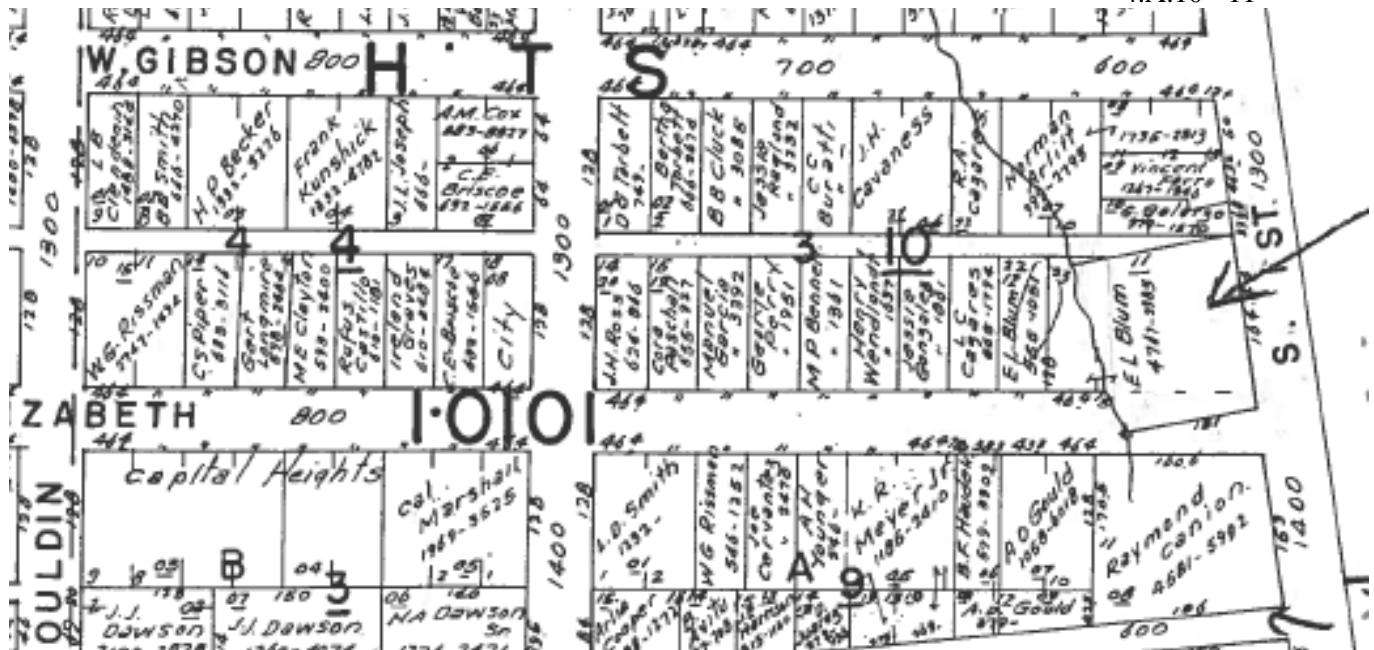
## 200 Enrolled In BAFB Class

More than 200 students are enrolled in Bergstrom Air Force Base's off-duty college program.

Texas Lutheran College is providing the courses and professors this year.

A good deal of the credit for the success of this program was attributed to Senior Master Sergeant Maurice L. Chermant and Technical Sergeant Donald H. Johann. When Walter Pais, base education officer, became ill, Sgt. Chermant and Johnson stepped in and spearheaded an enrollment drive.

Nine Texas cities rank in the top 100 most populous cities in the U.S.



This 1957 plat map shows the E.L. Blum tract on S. 1<sup>st</sup> Street north of Elizabeth Street. Raymond Canion owned the land on the south side of Elizabeth Street – his address was historically 1412 S. 1<sup>st</sup> Street. Nothing remains of the Canion homestead. Beyond the Canion property was the Kitchen property, now 1506 S. 1<sup>st</sup>, and still standing.

**ZONING CHANGE REVIEW SHEET**

**CASE NUMBER:** C14H-98-0003  
1310-1312 S. First

**H.L.C. DATE:** April 27, 1998,  
May 18, 1998  
August 24, 1998

**P.C. DATE:**

**AREA:** .52 acres

**APPLICANT:** City of Austin

**AGENT:** Barbara Stocklin

**ADDRESS OF PROPOSED ZONING CHANGE:**

**ZONING FROM:** CS and SF-3

**TO:** CS-H and SF-3-H

**SUMMARY STAFF RECOMMENDATION:**

(1) To remove May 18, 1998, Historic Landmark Commission recommendation to re-zone southwestern portion of property containing house at 1312 South First Street from CS to CS-H.

(2) To initiate historic zoning case for house at new location (615 West Mary Street).

**HISTORIC LANDMARK RECOMMENDATION:**

**PLANNING COMMISSION ACTION:**

**DEPARTMENT COMMENTS:**

- Historic Landmark Commission initiated historic zoning case on April 27, 1998, in response to a demolition permit application filed by Citizen's First Bank in Nacogdoches, Texas for two houses at 1310 and 1312 S. First Street.
- On May 18, 1998, Historic Landmark Commission voted 8-2 (Alexander, Holford nays; Christianson absent) to recommend that southwestern portion of lot that included house at 1312 South First Street (but not house at 1310 South First Street) be zoned from CS to CS-H. The property recommended for historic zoning contained approximately 10,837 square feet of property (southern 76.73 feet of frontage along South First Street by 141.23 feet of frontage along West Elizabeth Street).
- On August 24, 1998, Historic Landmark Commission granted a Certificate of Appropriateness to Todd Sanders, a private citizen, to relocate house at 1312 South First Street to 615 West Mary Street as a personal residence. Historic Landmark Commission voted 8-0-1 (Rabago, abstained; Withers, absent;) to grant a Certificate of Appropriateness for the relocation project.

<p style="text-align: center;"><b>Historic Landmark Commission</b>  <b>May 18, 1998</b>  <b>Agenda Item B.1.</b></p>
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**Property:** C14H-98-003 – Cox-Blum Houses;  
 1312 to be renamed Bouldin-Terrell-Blum House

**Address:** 1310-1312 South First Street

**Owner:** Citizen's First Bank

**Applicant:** city of Austin

**Local Survey or Recognition:** Comprehensive Survey of Cultural Resources

**Other Historic Recognition:** None

**Architectural Description:**

**1310** – c. 1909 wood-frame modified L-plan cottage with cross-gabled roof and return gable ends, featuring an infilled front porch, board-and-batten siding, and back additions.

**1312** - c. 1894 wood-frame L-plan cottage with a cross-gabled roof and return gable ends, featuring an inset front porch with chamfered columns, clapboard wood siding, 2/2 vertical wood sash windows, and back addition with shed roof.

**Summary Staff Recommendation:** Staff recommends CS-H, commercial service-historic zoning for the house at 1312 South First Street, based on designation criteria (1), (3), (9), (11) and (12). The house at 1310 South First Street does not appear to meet any of the designation criteria.

**Case Background:** Citizen's First Bank submitted a demolition permit for the houses at 1310 and 1312 S. First Street; permit reviewed by staff on 4/23/98. Staff did not release the permit immediately because property was included in *city of Austin Comprehensive Survey of Cultural Resources*. At its 4/27/98 meeting, the Historic Landmark Commission requested staff to research the property further to determine if it meets the designation criteria for historic zoning.

**Recommendation:** The house at 1310 South First Street does not meet any of the historical designation criteria. However, the house at 1312 South First appears to meet the following historical zoning designation criteria as listed in Sec. 13-2-103 of the Land Development Code:

1. Character, interest or value as part of the development, heritage or cultural characteristics of the city of Austin, state of Texas, of the United States.
  3. Embodiment of distinguishing characteristics of an architectural type or specimen;
  9. Exemplification of the cultural, economic, social, ethnic or historical heritage of the city, state or United States;
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11. Identification with a person or persons who significantly contributed to the culture or development of the city, state or United States;
12. A building or structure that because of its location has become of value to a neighborhood, community area, or the city.

#### **Summary of Additional Information and Occupancy Records:**

County deed, tax and occupancy records all indicate that the house at 1312 West 10<sup>th</sup> Street was built by the Bouldin family as a residence for Arthur Bouldin Terrell, grandson of Col. James Edward Bouldin.

There is very little information available through local sources regarding James Bouldin (I), although it is known that he was born in Henry County, Virginia in 1796. The Colonel married Malinda Saunders in 1825, also born in Virginia, and they had five children: James E. (II), Mary V., Constance, Ann Elizabeth and David W. The family moved to Missouri in 1832, and then came to Austin about twenty years later. At least, James (II) and Ann Elizabeth stayed behind in Missouri. Upon arriving in Austin in the early 1850s, Colonel Bouldin began to acquire a considerable amount of property, most of which was originally part of the Isaac Decker League in South Austin.

After the Colonel died in 1876, the estate was managed by David W., the only son remaining in Austin. Local records indicate that David W. lived in a large residence on family land (at an unknown date) at a site that is now occupied by Becker Elementary School (corner of W. Milton and Bouldin Avenue). David W. died in the early 1890s (probably 1893), and the Bouldin descendants then began subdividing and selling off family lands. The family subdivided Bouldin Addition, roughly bound by what is now East Bouldin Creek on the east, the UP railroad tracks on the west, West Elizabeth on the north, and West Live Oak Street to the south in 1894. The family homestead was located in the middle of the subdivision.

The family apparently built a house for Arthur Bouldin Terrell, grandson of Colonel James Bouldin, at what is now 1312 South First Street, c.1894. Arthur was the youngest of five children born to Ann Elizabeth Bouldin (born 1828; died in Austin in 1860) and Alexander Watkins Terrell (born 1827), a prominent district judge (1857-1863) and state senator (1876-1884), representative of the U.S. house of representative (1891-1892; and 1903-1905) who also served as minister to Turkey under President Grover Cleveland (1893-1897).

Arthur Bouldin Terrell and his wife Mary sold the house and associated .52 acres of property to Winston D. Miller in November of 1895 (perhaps because he married). In the deed conveying the property to Mr. Miller, Arthur states that he and his wife were occupying this land as a homestead. In 1895, the county valued the .52 acre property at \$500 and assessed taxes from Arthur for the property as well as for two horses and a carriage. Arthur and his wife apparently moved to town after the house and associated property was sold. No mechanic's lien was found to document the

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construction of the house, although the deed, tax and occupancy records all indicate that Arthur Bouldin Terrell was living at this address.

In 1896, the Bouldin family sold the land immediately west and north of the .52 acre tract to Southern Building and Loan Association who then subdivided the property into South Heights Addition. The .52 acre tract changed hands numerous times from 1911 to 1924. The house at 1310 was built c. 1909. The small board-and-batten, modified L-plan cottage has served as a rental house for most of its existence.

By 1928, Edgar L. Blum and his wife Mattie were living at 1312 South First Street and running a grocery store out of an adjacent commercial building (now demolished) located just south of the house at 1314 South First Street (sitting on the corner of West Elizabeth and South First Street facing onto South First Street). In 1930, the Blum's purchased the .52 acre tract of property. They continued to occupy the house at 1312 S. First Street. Edgar L. Blum worked as a barber downtown for many years while Mattie operated the store. The Blum's raised two children in the house: Dorothy and William.

At this time, South First Street served as a major north to south corridor, accommodating traffic to South Heights Addition, Bouldin Addition, the State School for the Deaf and other communities to the south of Austin. During the 1920s through 1950s, numerous retail services – such as grocery stores – operated on South First Street and were interspersed between residential uses. City directories indicate that there were a dozen or more family-operated grocery stores on South First Street in the 1920s and 1930s. After World War II, however, the consolidated grocery store drove most of the smaller family groceries out of business. The Blum's kept their grocery store open until 1965, making it one of the last family-owned groceries in South Austin. A 1965 article in the *Austin American Statesman* covered the store's closure that year. The Blum's occupied the house at 1312 South First Street until 1976 (Mattie died in 1976 and Edgar died in 1968). Unfortunately the grocery store itself is no longer there (although it was present during the *1984 Comprehensive Survey of Cultural Resources*)

#### **Statement of Significance:**

The house at 1312 South First Street remains as one of the oldest (and perhaps the oldest) surviving house located on lands owned and sub-divided by the Bouldin family. Numerous L-plan cottages were built in the early 1900s in the Bouldin and South Heights Addition, but most of these have been heavily modified. The house at 1312 South First Street, with its original wood-frame windows and wood siding, remains as one of the most intact, historic L-plan houses surviving in the immediate South First Street area.

The house at 1312 South First Street is also the only known house surviving in Austin directly associated with James Bouldin or his immediate family. The large Bouldin family home, which was located at the present site of Becker Elementary School, has been gone for at least seventy years.

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While the site at 1312 South First Street has changed over the years, the house survives as a significant artifact from late 19<sup>th</sup> century life in the Bouldin Creek area.

**Sources:** New Handbook of Texas, Texas State Historical Association, 1996; City Directories, city of Austin; Travis County deed and probate records, 1921 and 1935 Sanborn Fire Insurance Maps, files of the Austin History Center.

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**Deed Records**

**Lot 23, Block 3. South Heights Addition:**

Isaac Decker to James Bouldin	185?
James Bouldin to D.W. Bouldin	1876
D.W. Bouldin to Arthur Boulding Terrell	1893
Arthur and Mary Terrell to W.D. Miller, Jr.	1895
W. D. Miller, Jr. to J.T. Parker	1911
J.T. Parker et al. To R.A. and Myrtle Chunn	1917
Augusta Ann Cox to James E. Bouldin (foreclosure)	1920
James and Jennie Bouldin to William Powell	1924
William and S.A. Powell to E.L. and Mattie Blum	1930
Dorothy Blum O'Brien to South First Street Venture	1983
South First Street Venture to First Citizen's Bank	1996

\* Please note that there are still some gaps in the ownership records that staff is trying to close in through research.

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**ZONING CHANGE REVIEW SHEET**

**CASE NUMBER:** C14H-98-0003  
1310-1312 S. First

**H.L.C. DATE:** April 27, 1998,  
May 18, 1998  
August 24, 1998

**P.C. DATE:**

**AREA:** .52 acres

**APPLICANT:** City of Austin

**AGENT:** Barbara Stocklin

**ADDRESS OF PROPOSED ZONING CHANGE:**

**ZONING FROM:** CS and SF-3

**TO:** CS-H and SF-3-H

**SUMMARY STAFF RECOMMENDATION:**

(1) To remove May 18, 1998, Historic Landmark Commission recommendation to re-zone southwestern portion of property containing house at 1312 South First Street from CS to CS-H.

(2) To initiate historic zoning case for house at new location (615 West Mary Street).

**HISTORIC LANDMARK RECOMMENDATION:**

**PLANNING COMMISSION ACTION:**

**DEPARTMENT COMMENTS:**

- Historic Landmark Commission initiated historic zoning case on April 27, 1998, in response to a demolition permit application filed by Citizen's First Bank in Nacogdoches, Texas for two houses at 1310 and 1312 S. First Street.
- On May 18, 1998, Historic Landmark Commission voted 8-2 (Alexander, Holford nays; Christianson absent) to recommend that southwestern portion of lot that included house at 1312 South First Street (but not house at 1310 South First Street) be zoned from CS to CS-H. The property recommended for historic zoning contained approximately 10,837 square feet of property (southern 76.73 feet of frontage along South First Street by 141.23 feet of frontage along West Elizabeth Street).
- On August 24, 1998, Historic Landmark Commission granted a Certificate of Appropriateness to Todd Sanders, a private citizen, to relocate house at 1312 South First Street to 615 West Mary Street as a personal residence. Historic Landmark Commission voted 8-0-1 (Rabago, abstained; Withers, absent;) to grant a Certificate of Appropriateness for the relocation project.

CITY COUNCIL DATE:ACTION:ORDINANCE READINGS: 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>ORDINANCE NUMBER:

NEIGHBORHOOD ORGANIZATION: Bouldin Creek Neighborhood Association,  
Terrell Lane Interceptor Association,  
Barton Springs/Edwards Aquifer Conservation  
District  
South Central Coalition

CASE MANAGER: Barbara Stocklin PHONE: 499-2414

BASIS FOR RECOMMENDATION:

On August 24, 1998, Historic Landmark Commission approved Certificate of Appropriateness to relocate house at 1312 South First Street to new location in the neighborhood. On November 11, 1998, house was moved from 1312 South First Street to 615 West Mary Street in accordance with Certificate of Appropriateness. Because house is no longer located at 1312 South First Street, staff recommends that Commission remove historic zoning recommendation still pending at this address. Citizen's First Bank, owner of the property, donated the house to new owner and cooperated with Historic Landmark Commission regarding relocation.

Given that house is significant largely because of its historic association with Bouldin family and structure still remains in the Bouldin neighborhood area, staff recommends that Commission initiate new case to consider historic zoning at 615 West Mary Street site.

PARCEL NO.: 0101-01-11011-0000 DEEDS RECORD: Vol. 12999, Pg. 2063

TAX ABATEMENT: 1998 tax bill: \$ 2,296.23  
1999 estimated tax bill with abatement: \$1,500  
\* figures based on house located at 1312 S. First St.  
address

APPRAISED VALUE: \$ 91,469 (1998)

PRESENT USE: Vacant land.

CONSTRUCTION/DESCRIPTION:

1312 South First Street: The small one-story wood-frame house with minor back addition and board-and-batten siding has been relocated to 615 West Mary Street. See attachments for additional information.

1310 South First Street: Small one-story wood-frame L-plan cottage has been demolished. See attachments for additional information.

CONDITION: House moved from 1312 South First Street to 615 West Mary Street appears to be in fair condition. House was just recently transferred to new ownership and to a new site. House needs new foundation and roof, and other interior and exterior work. Front porch needs to be re-assembled and re-built.

PRESENT OWNERS

Citizen's First Bank

ADDRESS

P.O. Box 630908  
Nacogdoches, TX 75693

TELEPHONE

(409)560-1401

DATE BUILT:

1312 South First Street - c. 1894

1310 South First Street - c. 1909

DESIGNED BY: UnknownBUILDER: UnknownARCHITECTURAL STYLE AND DISTINGUISHING CHARACTERISTICS:

Vernacular cottage.

ALTERATIONS/ADDITIONS:

1312 South First Street: back addition with shed roof.

1310 South First Street: infilled front porch, back additions.

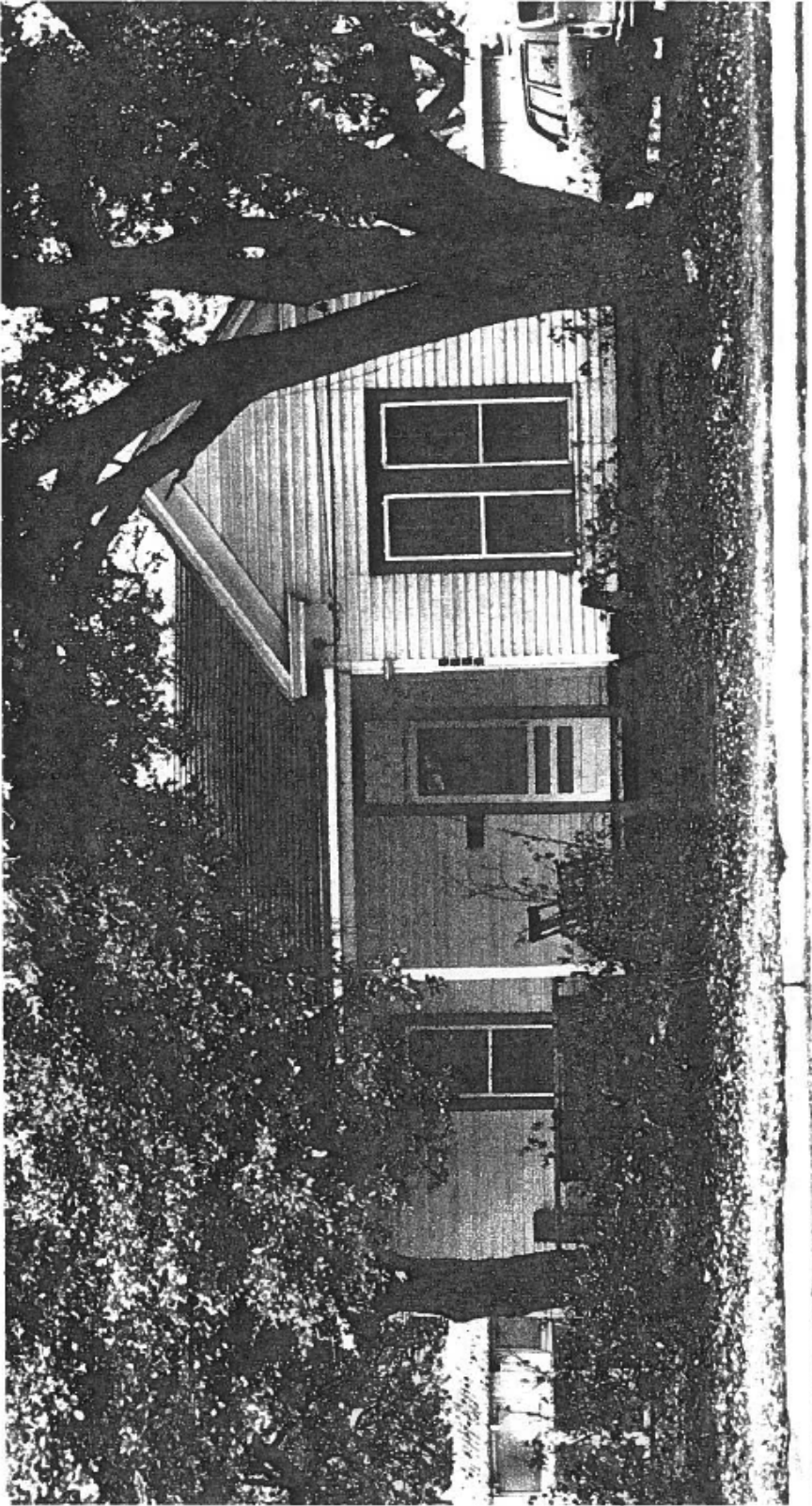
ORIGINAL OWNER(S): see attachments for ownership historyOTHER HISTORICAL DESIGNATIONS:

NATIONAL REGISTER: No

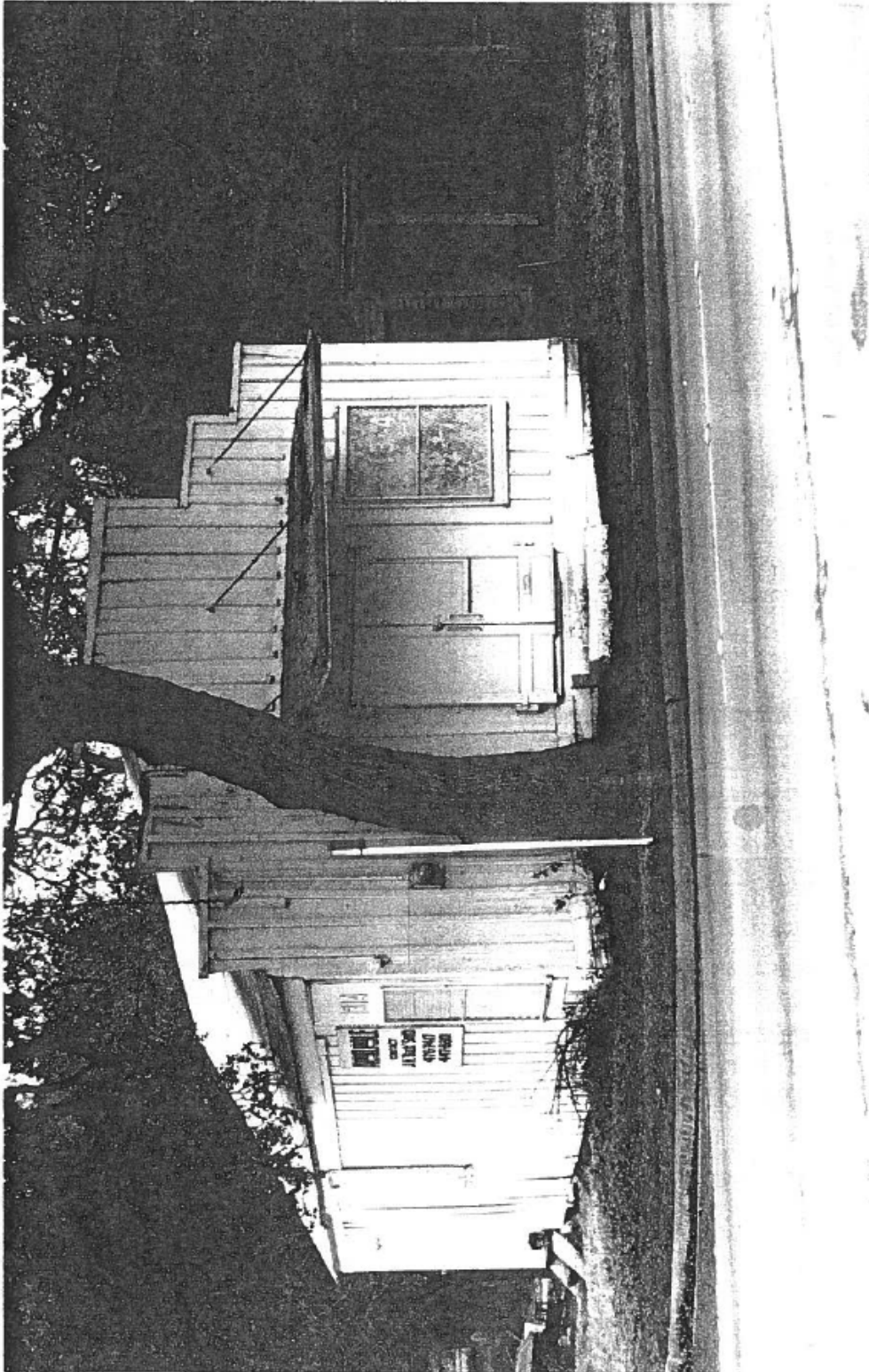
RECORDED TEXAS LANDMARK: No

NATIONAL LANDMARK: No

LOCAL SURVEYS: Yes



**1312 SOUTH FIRST STREET – 1984 PHOTOGRAPH**



**1314 SOUTH FIRST STREET (NO LONGER EXTANT) – 1984 PHOTOGRAPH**

# A. APPLICATION FOR HISTORIC ZONING

OK to go  
SS  
6-17-10

## PROJECT INFORMATION:

10456611

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>6/22/10</u> <u>C14H-2010-0027</u>	FILE NUMBER(S):
TENTATIVE HLC DATE:	
TENTATIVE PC or ZAP DATE:	
TENTATIVE CC DATE:	
CASE MANAGER: <u>Steve S.</u>	CITY INITIATED: YES / NO
APPLICATION ACCEPTED BY: <u>CA</u>	ROLLBACK: YES/NO

## BASIC PROJECT DATA:

✓ 1. OWNER'S NAME: Laura Rains Smith

✓ 2. PROJECT NAME: Bouldin Family Residence

✓ 3. PROJECT STREET ADDRESS (or Range): 1615 W. Mary

ZIP 78704 COUNTY: TRAVIS

IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:

LOCATED 8 FRONTAGE FEET ALONG THE N. (S) E. W. (CIRCLE ONE) SIDE OF Mary (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS APPROXIMATELY 8 feet DISTANCE FROM ITS INTERSECTION WITH S. 2nd Street CROSS STREET.

## AREA TO BE REZONED:

4. ACRES 0.017 (OR) SQ.FT. 750

✓ 5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>SF-3-NP</u>					<u>SF-3-H-NP</u>

SCANNED



**RELATED CURRENT CASES:**

6. ACTIVE ZONING CASE? (YES ☒ NO) FILE NUMBER: \_\_\_\_\_

7. RESTRICTIVE COVENANT? (YES ☒ NO) FILE NUMBER: \_\_\_\_\_

8. SUBDIVISION? (YES / ☒ NO) FILE NUMBER: \_\_\_\_\_

9. SITE PLAN? (YES / ☒ NO) FILE NUMBER: \_\_\_\_\_

**DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:**

Docket #  
10. VOLUME/PAGE: \_\_\_\_\_ TAX PARCEL I.D. NO. \_\_\_\_\_

**OTHER PROVISIONS:**

11. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES ☒ NO  
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD,NP,  
etc) \_\_\_\_\_

12. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES / ☒ NO

13. IS A TIA REQUIRED? YES ☒ NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)  
TRIPS PER DAY: \_\_\_\_\_  
TRAFFIC SERIAL ZONE(S): \_\_\_\_\_

**OWNERSHIP TYPE:**

14. ☒ SOLE ☐ COMMUNITY PROPERTY ☐ PARTNERSHIP ☐ CORPORATION ☐ TRUST

If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

**OWNER INFORMATION:****\* 15. OWNER CONTACT INFORMATION**


SIGNATURE: [Signature] NAME: Laura Rares Smith  
FIRM NAME: \_\_\_\_\_ TELEPHONE NUMBER: 512-250-2026  
STREET ADDRESS: 615 W. Mary  
CITY: Austin STATE: TX ZIP CODE: 78704  
EMAIL ADDRESS: Laura@armature.com

## D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

### SUBMITTAL VERIFICATION

\* My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND  
INDICATE FIRM REPRESENTED, IF APPLICABLE.

 6/20/10  
Signature Date


Laura Rames Smith  
Name (Typed or Printed)

\_\_\_\_\_  
Firm (If applicable)

### INSPECTION AUTHORIZATION

\* As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND  
INDICATE FIRM REPRESENTED, IF APPLICABLE.

 6/20/10  
Signature Date

Laura Rames Smith  
Name (Typed or Printed)

\_\_\_\_\_  
Firm (If applicable)

SCANNED

**E. ACKNOWLEDGMENT FORM**

concerning  
Subdivision Plat Notes, Deed Restrictions,  
Restrictive Covenants  
and / or  
Zoning Conditional Overlays

I, Laura Raines Smith have checked for subdivision plat notes, deed  
(Print name of applicant)  
restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring  
certain development restrictions i.e. height, access, screening etc. on this property, located at

615 W. Mary, Austin TX 78704  
(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

  
(Applicant's signature)

6/20/10  
(Date)

TAX CERTIFICATE  
 Nelda Wells Spears  
 Travis County Tax Assessor-Collector  
 P.O. Box 1748  
 Austin, Texas 78767  
 (512) 854-9473

NO 1055806

ACCOUNT NUMBER: 04-0102-1101-0000

PROPERTY OWNER:

SMITH LAURA RAINES  
 615 W MARY ST  
 AUSTIN, TX 78704-4135

PROPERTY DESCRIPTION:

LOT 8 BLK E BOULDIN JAMES E ADDN

ACRES .0000 MIN% .000000000000 TYPE

SITUS INFORMATION: 615 W MARY ST

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2009	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS COUNTY HEALTHCARE DISTRICT	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*

TOTAL SEQUENCE 0

\*ALL PAID\*

TOTAL TAX:  
 UNPAID FEES:  
 INTEREST ON FEES:  
 COMMISSION:  
 TOTAL DUE ==>

\*ALL PAID\*  
 \* NONE \*  
 \* NONE \*  
 \* NONE \*  
 \*ALL PAID\*

TAXES PAID FOR YEAR 2009 \$8,359.32

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2009 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code). Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 06/18/2010

Fee Paid: \$10.00

Nelda Wells Spears  
 Tax Assessor-Collector

By: *Christina Cuda*

SCANNED